



Northumberland County Council

STRATEGIC PLANNING COMMITTEE

DATE: 6 NOVEMBER 2018

PLANNING APPEALS

Report of the Interim Executive Director of Place

Cabinet Member: Councillor JR Riddle

Purpose of report

For Members' information to report the progress of planning appeals.

Recommendations

To note the contents of the report in respect of the progress of planning appeals that have been submitted to and determined by the Planning Inspectorate.

Link to Corporate Plan

This report is relevant to all of the priorities included in the NCC Corporate Plan 2018-2021 where identified within individual planning applications and appeals.

Key issues

Each planning application and associated appeal has its own particular set of individual issues and considerations that have been taken into account in their determination, which are set out within the individual application reports and appeal decisions.

1. Appeals Received

Reference No	Description and Address	Appeal Start Date and Decision Level
17/00884/FUL	Conversion of existing Grade II listed building to accommodate 13 No. self contained residential apartments (C3 use class) and development of 4 dormer bungalows (3no. 3 bed and 1no.	21 May 2018 Committee Decision - Officer

	<p>4 bed) within former car parking area - 94 Newgate Street, Morpeth</p> <p>Main issues: impact on amenity of neighbouring residents; and harm to heritage assets</p>	<p>Recommendation: Approve</p>
17/02492/OUT	<p>Outline permission for change of use of land for the development of a small holiday chalet site to include approximately 7 pitches plus a site manager's chalet - land north-west of Shortlaw, Alnwick</p> <p>Main issues: not a sustainable form of development due to isolated location within the open countryside and limited accessibility; new residential development in the open countryside and no justification to demonstrate an essential need for such accommodation; not a suitable access direct from A1 trunk road; insufficient information to assess harm to priority habitats and insufficient mitigation with harm to biodiversity; and insufficient information to be able to assess impact of road traffic noise from the A1 trunk road on the manager's accommodation.</p>	<p>7 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
16/03778/OUT	<p>Outline permission for up to 16 dwellings with all matters reserved apart from access - land north of The Avenue, Medburn</p> <p>Main issues: increase in vehicular traffic along The Avenue and access from the C345, which presents visibility issues - a safe and suitable access could not be achieved; site is not located within the developed part of Medburn and is not on previously developed land or infill, and would represent overdevelopment; not a sustainable location for new housing due to being poorly served by</p>	<p>7 August 2018</p> <p>Committee Decision - Officer Recommendation: Approve subject to S106 Agreement towards off-site affordable housing provision and education</p>

	services/facilities and limited public transport; no appropriate contribution to affordable housing provision; and no appropriate contribution towards education.	
18/00567/FUL	<p>Construction of single storey garden room to North elevation - The Old Cottage, 4 West Wharmley Cottages, Hexham</p> <p>Main issues: the design, siting and layout of the extension are not considered to be in-keeping with the character of the existing building; by virtue of the modern design of the extension, the proposed development would fail to harmonise with the building and would cause substantial harm to the character and setting of the Grade II Listed Buildings; and the use of modern materials, architectural style and extensive modern glazing would be out of keeping with the character of the property, in turn imposing harm to its appearance, setting and relationship with adjoining buildings.</p>	<p>8 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/00568/LBC	<p>Construction of single storey garden room to North elevation - The Old Cottage, 4 West Wharmley Cottages, Hexham</p> <p>Main issues: substantial harm to the significance of the listed building.</p>	<p>8 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01072/FUL	<p>Erection of 2 detached dwellings and 2 detached garages and associated infrastructure - land east of East Lea, Humshaugh</p> <p>Main issues: loss of amenity open space resulting in harm to amenity of residents and undermine high standard of design of approved scheme.</p>	<p>9 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

18/00038/COU	<p>Proposed change of use from agricultural land to garden land - The Grange, Farnley Farm, Corbridge</p> <p>Main issues: encroachment into the countryside and inappropriate development in the Green Belt.</p>	<p>28 August 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
17/02847/FUL	<p>Proposed holiday accommodation (2 luxury tree house glamps) - land north-west of Southern Wood, Morpeth</p> <p>Main issues: unacceptable development in the open countryside and Green Belt, and insufficient information to assess ecological impacts.</p>	<p>6 September 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
17/02595/OUT	<p>Outline Application for 10 self build dwellings with all matters reserved, except for access (revised description, 18th August 2017) - Land south-east of Parkside Place, West Woodburn</p> <p>Main issues: development outside of the settlement within the open countryside, and impacts on highway safety.</p>	<p>7 September 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/01598/FUL	<p>Change of use/conversion of existing garage block/outbuilding to create 2no residential dwellings - Land north-east of Waren Lea Hall, Waren Mill</p> <p>Main issues: detrimental impact of dormer windows on rural setting and AONB.</p>	<p>26 September 2018</p>
18/01165/FUL	<p>Development of land to build American style timber barn incorporating stables with external hard standing, outdoor fenced horse riding arena and 3 bedroom static caravan - land south-west of Hill View, Longhorsley</p>	<p>26 September 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	Main issues: unacceptable development in the open countryside and Green Belt.	
18/00672/FUL	<p>Development of 14 Dwellings; Conversion of Allerburn House to 3 Apartments including demolition of later extensions and Refurbishment of Lodge - Amended 27/03/18 - Allerburn House, Denwick Lane, Alnwick</p> <p>Main issues: adverse impact upon residential amenity; adverse visual impact; adverse impact on setting of non-designated heritage asset.</p>	<p>26 September 2018</p> <p>Committee Decision - Officer Recommendation: Approve</p>
17/02225/FUL	<p>Change of use of ground floor to retail. Upper floor extension to provide single maisonette - Workshop, Chantry Place, Morpeth</p> <p>Main issues: proposal would result in significant visual intrusion and unacceptable loss of daylight, sunlight and outlook to adjacent property; lack of information on flood risk; eaves and roof design along with timber cladding and loss of stonework would result in harm to the setting of the Conservation Area; and lack of satisfactory pedestrian access to dwelling and service access to retail unit.</p>	<p>2 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>
18/00074/OUT	<p>Outline application for construction of a 4 bedroom detached dwelling house (All Matters Reserved) - land west of St Philip & St James Church, Whittonstall</p> <p>Main issues: by virtue of its location, layout and setting the development would erode the rural character of the site and its surroundings. The construction of a dwelling in this location would appear incongruous and would not relate to the form of the village, extending development further</p>	<p>12 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

	into the surrounding countryside; this would detract from the character and appearance of the site and surrounding area.	
18/00404/FUL	<p>Proposed demolition of existing redundant workshop/storage building. Proposed construction of 3no. detached 1 1/2 storey dwelling houses - land north-west of Braeside, Branxton</p> <p>Main issues: development would be out of character and would have a detrimental visual impact due to design, scale, location and density.</p>	<p>15 October 2018</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>

2. Appeals Withdrawn

None

3. Inquiry and Hearing Dates

Reference No	Description and Address	Inquiry/Hearing date and Decision Level
17/00389/FUL	<p>Change of use to caravan storage including erection of boundary fence and access roads as supplemented by drainage strategy plan received 18/05/17 and amended by site layout plan received 08/06/17 together with cabin details - Land between A189 and B1505, Cramlington</p> <p>Main issues: potential to generate a significant increase in traffic with insufficient evidence to demonstrate impact, and potential for the development to give rise to severe impacts on the highway network to the detriment of road users and general highway safety; and the proposal would</p>	<p>Hearing held 12 September 2018</p> <p>Committee Decision - Officer Recommendation: Approve</p>

	result in overdevelopment, would be out of keeping with the character of the area and represents a significant visual intrusion to the detriment of the amenity of the area.	
16/04486/FUL	<p>Detailed planning proposal for 53 residential dwellings and associated infrastructure - land North of The Garth, Pottery Bank, Morpeth</p> <p>Main Issues: insufficient information submitted to assess whether the development will not have a severe residual cumulative impact on highway network; site is not designated for housing development; insufficient information to demonstrate the development will not increase the risks of flooding; and by virtue of its design, height and massing the development would have an adverse impact on residential amenity</p>	<p>Inquiry date to be confirmed</p> <p>Committee Decision - Officer Recommendation: Approve</p>

4. Planning Appeals Dismissed

Reference No	Proposal and main planning considerations	Award of Costs?
16/03642/OUT	<p>Outline application for the development of approximately 125 no. units with associated access - Land at Willowburn Trading Estate, Alnwick</p> <p>Main Issues: Refused due to loss of employment land and construction of housing would be contrary to the Alnwick and Denwick Neighbourhood Plan without any level of public benefit that would justify the loss of employment land</p> <p>Committee Decision - Officer Recommendation: Refuse</p>	N

17/02304/LBC	<p>Listed building consent for enclosure of the existing entrance courtyard with a flat roof and roof lantern, including re-roofing of the North elevation of the outhouse roof with new - Midcote, Shoreston, Seahouse</p> <p>Main issues: less than substantial harm to Grade II listed building identified has not been demonstrated as necessary and has not been justified.</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N
17/03598/DISCON	<p>Discharge of condition 24 (Gas Protection Measures) relating to planning permission 15/02628/FUL - Land east of Barrington Park, East Sleekburn</p> <p>Main issues: insufficient information in respect of ground gas protection measures to discharge condition</p> <p>Delegated Decision - Officer Recommendation: Refuse</p>	N

5. Planning Appeals Allowed

None

6. Planning Appeals Split Decision

None

7. Planning Casework Unit Referrals

None

8. Enforcement Appeals received

None

9. Enforcement Appeals Dismissed

None

10. Enforcement Appeals Allowed

None

Implications

Policy	Decisions on appeals may affect future interpretation of policy and influence policy reviews
Finance and value for money	There may be financial implications where costs are awarded by an Inspector or where Public Inquiries are arranged to determine appeals
Legal	It is expected that Legal Services will be instructed where Public Inquiries are arranged to determine appeals
Procurement	None
Human Resources	None
Property	None
Equalities (Impact Assessment attached) Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Planning applications and appeals are considered having regard to the Equality Act 2010
Risk Assessment	None
Crime & Disorder	As set out in individual reports and decisions
Customer Consideration	None
Carbon reduction	Each application/appeal may have an impact on on the local environment and have been assessed accordingly
Wards	All where relevant to application site relating to the appeal

Background papers:

Planning applications and appeal decisions as identified within the report.

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